



# THE MINOR FIRM

Minor Firm. Major Results.



J. TOM MINOR, IV  
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July 23, 2019

Jason Parker  
City Administrator  
City of Dalton  
P.O. Box 1205  
Dalton, GA 30722-1205

**RE: Donation by KEB Group, LLC**

Dear Jason:

You will find enclosed the Deed of conveyance for the donation by the KEB Group, LLC to the City of Dalton.

I would ask that you please review the document and if it meets with your approval, place it on the next Agenda for acceptance by the City. Once recorded, if you would be kind enough to send a recorded copy to me, I would greatly appreciate it.

If you need anything further as it relates to this document, please do not hesitate to let me know.

Yours truly,

The Minor Firm



J. Tom Minor, IV

JTM;jas

Enclosure

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV  
The Minor Firm  
P.O. Box 2586  
Dalton, GA 30722-2586

## LIMITED WARRANTY DEED

Georgia, Whitfield County

**THIS INDENTURE** made this 22 day of July, 2019, between **KEB Group, LLC**, a Georgia limited liability company, Grantor, and the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

**THE GRANTOR**, for and in consideration of a donation to the City of Dalton and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

**TO HAVE AND TO HOLD** the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said

Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF**, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered

In the presence of:

*Sel H Id III*

Unofficial Witness

*Layne Dorn*

Notary Public

My commission expires:



Signed, sealed and delivered

In the presence of:

*Sel H Id III*

Unofficial Witness

*Layne Dorn*

Notary Public

My commission expires:



**KEB Group, LLC**

By: *Dorothy B. Shaw* (Seal)  
Dorothy Boring Shaw, Manager

**KEB Group, LLC**

By: *Leah Boring Hill* (Seal)  
Leah Boring Hill, Manager

## **EXHIBIT "A"**

### **Tract No. 1:**

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described as per plat of survey prepared by Joseph R. Evans, Georgia Registered Land Surveyor No. 2168, dated July 9, 2001 and revised March 19, 2003, and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point marking the northwest corner of the intersection of Waugh Street (100' R/W) and Selvidge Street (80' R/W); thence south 89 degrees 59 minutes 18 seconds west, along the north right of way line of Waugh Street, a distance of 269.88 feet to a point marking the intersection of the north right of way line of Waugh Street and the east right of way line of Prater Alley (30' R/W, f/k/a Acme Alley); thence north 01 degrees 47 minutes 00 seconds west, along the east right of way line of Prater Alley, a distance of 145.67 feet; thence north 89 degrees 37 minutes 53 seconds west a distance of 30.0 feet to a point located in the east right of way line of Prater Alley, which is the TRUE POINT OF BEGINNING of the tract of land herein described; from the TRUE POINT OF BEGINNING thus established, thence north 89 degrees 37 minutes 53 seconds west a distance of 144.48 feet; thence north 14 degrees 55 minutes 39 seconds east a distance of 50.33 feet; thence north 20 degrees 18 minutes 04 seconds east a distance of 39.67 feet; thence north 30 degrees 26 minutes 28 seconds east a distance of 37.61 feet; thence south 89 degrees 50 minutes 52 seconds east a distance of 65.0 feet; thence south 01 degrees 46 minutes 43 seconds east, along the west right of way line of Prater Alley, a distance of 118.88 feet to the TRUE POINT OF BEGINNING.

### **Tract No. 2:**

All that tract or parcel of land lying and being in Land Lot 219 in the 12th District and 3rd Section of Whitfield County, Georgia, being part of City Lots Nos. 99 and 99 ½ on Thornton Avenue in the City of Dalton and described as follows:

BEGINNING at the northeast corner of the intersection of North Thornton Avenue and West Waugh Street; thence north, along the east side of North Thornton Avenue, 100 feet; thence east 135 feet; thence south 100 feet to the north side of West Waugh Street; thence west, along the north side of West Waugh Street, 135 feet to the POINT OF BEGINNING.



Parcels being  
donated by KEB

